

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for SEPTEMBER 10, 2018

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Anctil, Sandra Marquis and Kristine Kittridge

Member Absent: Pauline Gudas.

Associate Member Present: Lucy Bisson and Michael Reed

Benjamin Martin arrived a few moments late. Lucy Bisson was appointed full voting member for this meeting.

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed hear agenda item V (d) directly following agenda item V (a).
- III. **CORRESPONDENCE:** Revised staff memo for agenda item V(c)
- IV. **PUBLIC HEARINGS:** None
- V. **OTHER BUSINESS:**

- a) Presentation of proposed new Science and Technology Building by Bates College.

Chris Streifel of Bates College and Michael Hinchcliffe of Payette reviewed the proposed project. Jan Wiegman of Wright Pierce provided stormwater review. The board spoke in favor of the project.

- b) Update on proposed turning lane on Main Street for development of a Dunkin Donuts at 420 Main Street.

David Hediger provided a review of the neighborhood meeting that took place on September 5, 2018 regarding 420 Main Street. Norm Boulay, Dunkin Donuts owner and Mike Gotto of Stoneybrook Consultants spoke to the challenges and potential opportunities the project would present. The Board was generally supportive of eliminating on-street parking and adding a turning lane.

- c) Continued discussion of parking regulations and possible Planning Board initiation of text amendment.

Douglas Greene read staff comments and a brief discussion took place.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article VII, Section 4 (c) and Article XVII, Section 5 of the Zoning and Land Use Code to initiate a text amendment to Article XII, Performance Standards, Section 17, Off-street parking and loading. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- d) Discuss text amendment regarding conversions of single family dwellings into two family dwellings in the Neighborhood Conservation A (NCA) zone.

Douglas Greene read staff comments. A lengthy discussion took place. John Butler spoke in favor of changes. Normand Anctil stated that the NCA district should be protected. Bruce Damon and Lucy Bisson stated they were against any overlays. Benjamin Martin stated that protecting the NCA district would coincide with the Comprehensive Plan. John Butler thought it might be a good idea to request a joint workshop with the City Council and the board agreed. David Hediger stated he would explore the possibility of a workshop with the City Council.

- e) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None

VI. READING OF MINUTES: Adoption of the August 27, 2018 draft minutes.

The following motion was made:

MOTION: by **Kristine Kittridge** to accept the August 27, 2018 draft minutes as presented. Second by **Lucy Bisson**.

VOTED: 6-0-1(Passed. Benjamin Martin abstained)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Benjamin Martin** that this meeting adjourns at 7:35 p.m. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, September 24, 2018 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "John Butler" followed by a circled "R" or similar mark.

John Butler, Secretary